



Board of County Commissioners

Item Title:	SHIP DEMOLITION REBUILD-J Albertie
Date:	May 21, 2025
Department:	OMB

Background:

On March 5, 2025, Invitation to Bid (ITB) NC25-007-ITB was publicly advertised for the rehabilitation of a residence located at 67286 Jacobs Road, Yulee, FL 32097, through the State Housing Initiatives Partnership (SHIP) program. The bidding period closed on April 9, 2025. The lowest responsive bid was submitted by Eason Development in the amount of \$210,744. While this amount exceeds the SHIP program's maximum award limit of \$200,000, sufficient funding is available in the to cover the additional cost. In addition to the construction contract, \$3,375 for required inspection and recording fees, and up to \$2,000 for one year of homeowners' insurance and applicable taxes. Staff is requesting approval to award the contract to Eason Development and to authorize total project funding of \$214,119 to cover all associated costs.

Request:

Staff requests Board approval to increase the funding allocation for the Demolition/Rehabilitation project at 67286 Jacobs Road, Yulee, FL (ITB NC25-007-ITB) to \$214,119 prior to acceptance of bids. The lowest bid received exceeds the current SHIP award cap of \$200,000; however, sufficient SHIP funds are available to support the increase. Approval of this request will allow the project to move forward in a timely manner with the lowest responsive bidder.

Financial/Economic

The State Housing Initiatives Partnership (SHIP) program provides funding to local governments to encourage partnerships that create and preserve affordable homeownership and multifamily housing. It is specifically designed to assist very low-, low-, and moderate-income families. In this case, without SHIP assistance, the homeowner would be unable to remain in her home, which is deteriorating and will soon fall out of compliance with local building codes and safety requirements. The rehabilitation project is essential to ensure the home remains safe, habitable, and in alignment with applicable regulations.

Impact to Future Years Budgeting Process or Effect on Citizens:

Action Requested and Recommendation:

Approve the proposed increase to the SHIP funding for the Janice Albertie demolition/reconstruction project in the total amount of \$214,119.00. Authorize the County Manager to execute any and all necessary contracts, contract amendments, and related documents, contingent upon review and approval by the County Attorney. Staff recommends approval of the increased SHIP funding OF \$214,119 to fully support the Janice Albertie project and authorization for the Chairman and County Manager to execute all necessary documentation to facilitate the project's completion.

Is this action consistent with the Nassau County Comprehensive Land Use Plan?

Yes. Housing Element, Objective H.02, Policies H.02.01, H02.03.

Funding Source:

42549554 584003 22/23

Additional Information Needed for Contracts/Agreements (If Applicable)

N/A

Contract Number assigned by Contracts Management:

N/A

For non-governmental agencies, has the document been sent to the vendor for signature?

N/A

Does the document need to be recorded? If so, who will pay the recordation fee?

N/A

Are there any special mailing instructions? (Include contact name, address, deadline for submittal, how to mail such as express mail, FedEx, etc.):

Forward copy of approval to Margie Drawdy mdrawdy@nassaucountyfl.com.

How many originals are needed?

One